



Talbot County Planning Commission

Revised Agenda

Wye Oak Room, Talbot Community Center
Wednesday, December 2, 2020 at 9:00 a.m.

SPECIAL NOTICE: DUE TO THE COVID-19 PANDEMIC AND SOCIAL DISTANCING GUIDELINES, PLEASE BE ADVISED THAT THE PLANNING COMMISSION MEETINGS ARE CLOSED TO THE PUBLIC OTHER THAN THE PRESS AND PRESENTERS.

FACE MASKS MUST BE WORN AT ALL TIMES, INCLUDING WHEN ENTERING AND EXITING THE BUILDING, UNLESS ADDRESSING THE COMMISSION

NOTICE TO PUBLIC:

A meeting of the Planning Commission will occur in the Wye Oak Room at the Talbot Community Center on December 2, 2020 beginning at 9 a.m.

Citizens are strongly encouraged to submit written public comments. Submit written comments addressed to the Planning Commission no later than Monday, November 23, 2020 at 4:00 p.m. to PublicComment@talbotcountymd.gov or mail comments to the Talbot County Department of Planning and Zoning, 215 Bay Street, Suite 2, Easton, Maryland 21601. Written comments must include a full name and address to be included in the meeting record.

For those wishing to speak on these items via conference call during the meeting, please register in advance of the meeting no later than Monday, November 30, 2020 at 4:00 p.m. by contacting Jennifer Collins at 410-770-8030.

TO LISTEN TO THE MEETING OR TO PROVIDE PUBLIC COMMENTS DURING THE MEETING, PLEASE CALL ONE OF THE NUMBERS LISTED BELOW.

Please check the Planning and Zoning Department's website closer to the meeting date for any updates on remote participation information.

(<http://www.talbotcountymd.gov/index.php?page=agendas-and-minutes>)

CONFERENCE CALL INFORMATION

CALL 1-415-655-0002 OR 1-855-797-9485 (TOLL FREE)

Meeting Number (Access code): 172 182 7058

LIVESTREAM VIDEO IS ACCESSIBLE VIA YOUTUBE AT:

<https://www.youtube.com/midshorecommunitytelevision>

November 19, 2020

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1. Call to Order

2. Decision Summary Approval for:

November 4, 2020

3. Old Business

- a. Applicant:** Charles Strasburger
File No.: C-717
Agent: Lyndsey Ryan, Booth, Cropper, & Marriner, PC
Request: Recommendation to County Council to amend Section 190-331.B of the Talbot County Code to permit a private pier as an accessory structure on a lot without a principal use under certain conditions

4. New Business

- a. Applicant:** Talbot County, Maryland
File No.: SP626
Agent: Warren Edwards, Talbot County Roads Department
Request: 1. Waiver of installation of sidewalk and streetlights per § 190-35.5 of the Talbot County Code
2. Waiver of minimum landscaping requirements per § 190-40 of the Talbot County Code
3. Waiver of bicycle parking facilities per § 41.6 of the Talbot County Code
Location: St. Michaels Rd, Easton MD 21601
Zoning: Map 34, Grid 2, Parcel 11, Zone: CP
- b. Applicant:** Kenneth Kowal
File No.: MV40
Agent: N/A
Request: Minor Variance
Location: 21876 Albie Rd Sherwood
Zoning: Map 30 Grid 17, Parcel 70, Zone: RC, CAO
- c. Applicant:** Moores Rd, LLC
File No.: C-708
Agent: Sean Callahan, Lane Engineering, LLC
Request: Amendment to Official Zoning Map to rezone 2.029 acres from Village Hamlet to Western Rural Conservation
Location: Lindsay Lane Royal Oak, MD 21662
Zoning: Map 41, Grid 7, Parcel 68; Zone: VH, WRC, RC, CAO
- d. Applicant:** Moores Rd. LLC
File No.: M1170
Agent: Sean Callahan, Lane Engineering, LLC
Request: 1. Preliminary Major Subdivision
2. Waiver of installation of sidewalk and streetlights per § 190-35.5 of the Talbot County Code

November 19, 2020

Location: MD-329 & Bellevue Road, Royal Oak, MD 21662
Zoning: Map 41, Grid 7, Parcel 68; Zone: VH, WRC, RC, CAO

- e. Applicant:** **Timothy Dobson Jr., Dobson Wholesale Plant Nursery**
File No.: **SP627**
Agent: N/A
Request:
1. Major Site Plan for Wholesale Plant Nursery and Landscape Contracting
 2. Waiver of installation of sidewalk and streetlights per § 190-35.5 of the Talbot County Code
 3. Waiver of minimum off-street parking requirements per § 190-41.3 of the Talbot County Code
 4. Waiver of minimum landscaping requirements per § 190-40 of the Talbot County Code

Location: 7461 Solitude Rd, St. Michaels, MD 21663
Zoning: Map 32, Grid 24, Parcel 0140, WRC, RC, CAO

5. Discussion Items
6. Staff Matters
7. Work Sessions
8. Commission Matters
9. Adjournment